

April 29, 2019

EDWARD J. EMMONS, CLERK  
U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

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7 Attorney for Secured Creditor  
8 U.S. Bank Trust National Association,  
as Trustee of the Igloo Series III Trust  
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The following constitutes the order of the Court.  
Signed: April 29, 2019

*M. Elaine Hammond*

M. Elaine Hammond  
U.S. Bankruptcy Judge

10 **UNITED STATES BANKRUPTCY COURT**  
11 **NORTHERN DISTRICT OF CALIFORNIA - SAN JOSE DIVISION**

12 In Re: ) CASE NO.: 13-55774  
13 **MARY ELLEN SIERRA,** )  
14 Debtor. ) CHAPTER 13  
15 ) RS No.: MRG-100  
16 )  
17 ) **ORDER GRANTING MOTION**  
18 ) **FOR RELIEF FROM THE**  
19 ) **AUTOMATIC STAY**  
20 )  
21 ) Date: April 25, 2019  
22 ) Time: 1:00 p.m.  
23 ) Ctrm: 3020  
24 ) Place: 280 S. First Street  
25 ) San Jose, CA  
26 )  
27 ) Judge: M. Elaine Hammond  
28 )  
29 )

30 The motion of U.S. Bank Trust National Association, as Trustee of the Igloo Series III  
31 Trust, its successors and/or assignees, relief from the automatic stay came on regularly for  
32 hearing by the Court on the date, time and place set forth above, before the Honorable M.  
33 Elaine Hammond. All appearances are as noted in the court record.

Upon reading the papers and pleadings on file herein, and upon hearing oral argument and based on the evidence presented, the Court rules as follows:

**IT IS HEREBY ORDERED** that the automatic stay provisions of 11 U.S.C. §362 be and are hereby terminated with respect to the interests of U.S. Bank Trust National Association, as Trustee of the Igloo Series III Trust, its successors and/or assignees, in the real property commonly known as 41 Flintwell Way, San Jose, CA 95138.

**IT IS FURTHER ORDERED** that US Bank Trust N.A., as Trustee of Bungalow Series F Trust, its successors and/or assignees, may complete its foreclosure of said real property and proceed with post-foreclosure remedies, including any unlawful detainer action, in accordance with applicable law.

**IT IS FURTHER ORDERED** that the fourteen day stay described in Bankruptcy Rule 4001(a)(3) is waived upon relief.

**IT IS FURTHER ORDERED** that the co-debtor stay is terminated on the same terms as the automatic stay.

**IT IS FURTHER ORDERED** that U.S. Bank Trust National Association, as Trustee of the Igloo Series III Trust, its successors and/or assignees, may contact the Debtors to comply with California Civil Code §2923.5. U.S. Bank Trust National Association, as Trustee of the Igloo Series III Trust, its successors and/or assignees shall be permitted to communicate with the Debtor and Debtor's counsel to the extent necessary to comply with the applicable nonbankruptcy law.

\*\*END OF ORDER\*\*

1                   **COURT SERVICE LIST**  
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